

Submitted September 9, 2015
Approved as of
Date September 30, 2015

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 15-2015
Wednesday, August 5, 2015**

The City of Rockville Planning Commission convened in regular session in the
Mayor and Council Chambers at 7:00 p.m.
Wednesday, August 5, 2015

PRESENT

Don Hadley, Chair
Anne Goodman Jack Leiderman
David Hill John Tyner, II

Present: Marcy Waxman, Senior City Attorney
Jim Wasilak, Chief of Planning
Bobby Ray, Principal Planner
Margaret Hall, Planner II
Brian Wilson, Planner III

I. REVIEW and ACTION

Mandatory Referral Application STP2016-00263, Montgomery College, mandatory referral review to construct a four story, 128,000 square foot student service building with signage, landscaping and parking improvements on the Rockville campus of Montgomery College, at 51 Mannakee Street. (Montgomery College).

Brian Wilson presented the staff report recommending approval as it is consistent with the current college use. He also answered questions from the Commission.

Soo Lee-Cho of Miller Miller and Canby spoke on behalf of the applicant, Montgomery College. She presented additional photos describing the layback slope and addressed questions concerning the parapet, garage and other matters from the Commission.

Dr. Judy Ackerman answered questions from the Commission regarding the number of faculty offices as opposed to actual teaching space.

Commissioner Leiderman moved, seconded by Commissioner Tyner, to approve mandatory referral STP2016-00263, incorporating the findings in the staff report and subject to the conditions outlined within the staff report. The motion passed 5-0 (Commissioners Littlefield and Sherman were absent).

II. RECOMMENDATION

Map Amendment MAP2016-00113 for 17 Martins Lane, Recommendation to the Mayor and Council regarding conformance with the associated master plans and conformance with the purpose of the Historic District Overlay Zone at 17 Martins Lane, to change the zoning from R-60 to R-60 HD.

Jim Wasilak presented the staff report and recommended approval of the map amendment. He also answered questions from the Commission.

Dan Nyquist of 13921 Parkland Drive in Rockville, along with his wife Louise and daughter (part owner of the property Helen Stovicek) of 13002 Freeland Road in Rockville stated he's hopeful in obtaining the right to subdivide the property because their options are limited. They answered questions from the Commission.

Commissioner Leiderman moved, seconded by Commissioner Tyner, to recommend approval to Mayor and Council on Map Amendment MAP2016-00113 based on the findings found on pages 10 and 11 of the staff report, along with several considerations: 1. the condition of the house and feasibility for improvements; 2. that the City shall use its good offices to provide information to the property owner in obtaining grant funding for improvements, and 3. if the Mayor and Council designate the property, then it should be done in a way that preserves the utility of the lot.

The motion passed 3-2 (Commissioners Hill and Goodman voted no. Commissioners Littlefield and Sherman were absent).

The meeting recessed at 9:10 and reconvened at 9:19.

III. STREET NAME ACTIONS

- A. Request for Street Name Change, Choice Hotels.** At the request of Choice Hotels International, a proposal has been made to change the name of Renaissance Street. Street name suggestions have been accepted from the public and, after review by staff, a list of possibly acceptable names is being transmitted for review and selection by the Planning Commission.

Margaret Hall stated that the City received 161 suggestions and over 200 nominations, that were not duplicates. A new list of 91 names, 5 of which received two or more votes, was submitted to the Commission.

Scott Harmon, Director of Public Relations and Jim Haggerty Director of Architecture of Choice Hotels thanked the Commission for working with them during the process.

The meeting opened for public comment.

Patricia Woodward of the West End Citizens Association suggested Helen Heneghan Way, named after a former City Clerk who recently passed away and asked for the Commission's consideration.

Steve Van Grack also recommended Helen Heneghan Way.

Joe and Liz Ortuzar recommended the street be named for Randy Caruso, a special needs person who helped people see past his disability and accept people for who they are, which is part of the fabric of Rockville.

Commissioner Tyner moved, seconded by Commissioner Leiderman, to suggest regarding the street name change by Choice Hotels, to rename Renaissance Street, and recommended to designate Helen Heneghan Way. The motion passed 4-1 (Commissioner Hill voted no. Commissioners Littlefield and Sherman were absent).

- B. Street Name Assignment, King Farm - Irvington Centre subdivision.** Request for a street name assignment to be placed on the unrecorded Plat Eighty-Four in the King Farm: Irvington Centre subdivision. (Application PLT2014-00538, approved on December 12, 2014.)

Margaret Hall presented the request for street renaming for King Farm Irvington Centre, stating that staff supports it and the County has reviewed it.

Commissioner Hill moved, seconded by Commissioner Tyner, to approve the street renaming of the private street with the proposed name of Shorthorn Lane. The motion passed 5-0 (Commissioners Littlefield and Sherman were absent).

Commissioner Leiderman moved, seconded by Commissioner Tyner, to approve that the street name be placed on the plat as necessary. The motion passed 5-0 (Commissioners Littlefield and Sherman were absent).

IV. COMMISSION ITEMS

- A. Staff Liaison Report** – Jim Wasilak provided an overview of the upcoming meeting schedule stating that there will be a Maryland Planning Commissioners Conference scheduled for October 12, 2015; 2) the September 9th meeting will include the Carmax Annexation Public Hearing, Richard Montgomery Elementary Mandatory referral, Chestnut Lodge Development briefing, Parking Waiver and Zoning Text Amendment; and 3) the September 30th meeting will include the Master Plan amendment.
- B. Old Business** – Commissioner Hadley stated he has not been given a response to the letter he sent to Mayor and Council about the timing of the Rockville Pike Plan.
- C. New Business** - None
- D. Minutes** - None
- E. FYI Correspondence** - None

V. ADJOURN

There being no further business to come before the Planning Commission, the meeting adjourned at 10:20 p.m.

Respectfully Submitted,

Sandra Y. Driver, Commission Secretary